



# Barton County Cropland & Pasture

156.96 Acres

Barton County, KS

\$360,000

HAYDEN  OUTDOORS.

# Barton County Cropland & Pasture

TOTAL ACRES:

156.96

PRICE:

\$360,000

COUNTY:

Barton County

CLOSEST TOWN:

Pawnee Rock, KS

## Activities & Amenities:

Cattle/Ranch  
Farm/Crops/Ag  
Hunting - Big Game  
Hunting - Predator/Varmint  
Hunting - Small Game  
Hunting - Upland Birds  
Hunting - Waterfowl  
Pond/Lake

## Land Details

**Address:** 360 SW 130 Ave, Pawnee Rock, Kansas 67567, USA

**Closest Town:** Pawnee Rock

**Total Acres:** 156.96

**Estimated Taxes:** \$1,487.66 - 2025

## Property Summary

This Barton County Cropland & Pasture tract is 2.5 miles north of Pawnee Rock, KS, along SW 40th Rd and SW 130th Ave., 1.5 miles west of the SW 110 Ave. Blacktop.

Legal Description: S17, T20, R15 W, SW/4 Less R/W

## Land

This quarter section consists of +/-157 acres in total, consisting of +/-121 acres of class 2 & 3 dryland soils, with the +/-36 acre balance being pasture land. Wheat and milo have been the primary crops planted in recent seasons. The dry land acres are under a 1/3-2/3 share crop agreement with a credible and steadfast farm tenant, providing a reliable income stream that can be maintained if desired. The pasture acres are cash rented adding an additional income stream, and also includes a 3/4 acre pond. Additionally, there is a radio tower towards the northwest corner of the property providing an additional yearly income stream.

With convenient access via a county road and electricity along the west side, this tract is well-suited for additional utility hookups or water wells. Ideally situated just 1.5 miles from the Pawnee Rock, KS blacktop, 2.5 miles north of the Pawnee Rock grain elevator, and approximately 10 miles southwest of Great Bend, KS, this location ensures quick and easy access to essential amenities and services. Give the listing agent a call today!





## Property Features

- +/-121 acres of cropland with Class 2 & 3 soils
- County road access and electric on west side
- 1.5 miles from blacktop
- 10 miles southwest of Great Bend, KS
- Cropland is currently leased on a year-to-year 1/3-2/3 share crop agreement
- Pasture is currently rented on a cash rent agreement
- Radio Tower Income
- Annual Rainfall Averages: 24-26"
- Surface Only
- 120 Miles to Wichita Airport
- 2025 Taxes – \$1,487.66



Please contact the listing agent for more information on this property or to schedule a private showing. (\*\*Financial verification is required\*\*).

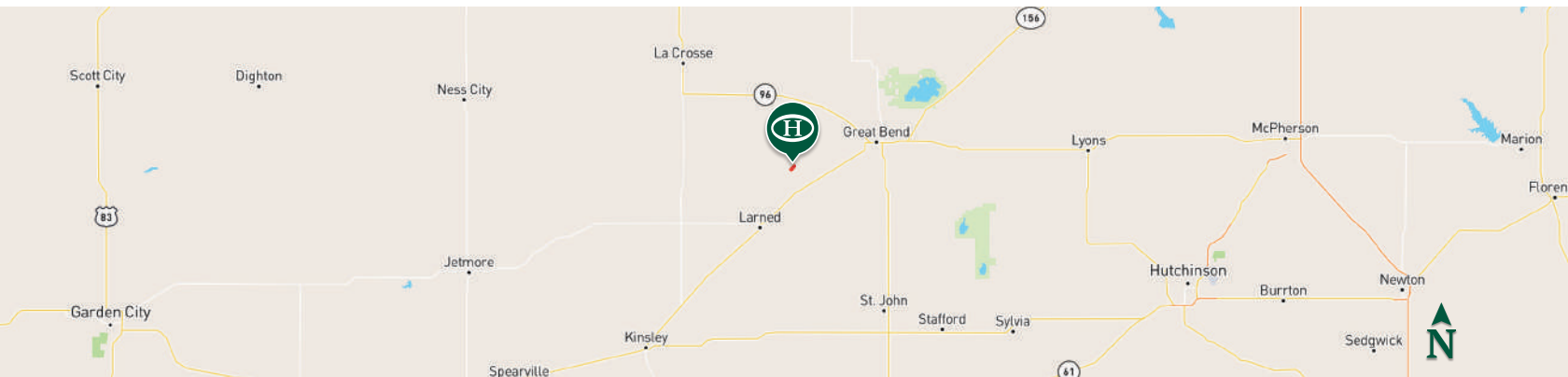
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 Boundary

**BOUNDARY LINES**  
MAP BOUNDARIES ARE ONLY APPROXIMATE AND MUST BE VERIFIED FOR ACCURACY.



# HAYDEN OUTDOORS.

FARM, RANCH & RECREATIONAL REAL ESTATE



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